



OFFICE OF ZONING AND DEVELOPMENT
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **V-18-281**

DATE ACCEPTED **09/04/2018**

NOTICE TO APPLICANT

Address of Property:

674 Park DR NE

City Council District: **6** Neighborhood Planning Unit (NPU): **F**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, November 1, 2018 at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:

Charles Nalbone
404-376-3230
zoning@npufatlanta.org

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

J.F., for Director, Office of Zoning and
Development

MARY TURNIPSEED

Office of Planning

SEP 4 2018

55 Trinity Ave. S.W.
Ste 3350
Atlanta, GA



Office of Planning

SEP - 2 2018

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

City of Atlanta
Department of City Planning
Office of Zoning and Development
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303
Phone: 404-330-6145

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-18-281

NPU F DATE FILED _____

Mary Turnipseed

Name of Applicant

BUILDING PERMIT AUTHORIZING

Addition to a single-family dwelling

at 674 Park Drive SW 17th /53
Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-4 District

2. The Building Permit Was Denied for The Following Reasons:

Applicant seeks a variance from the zoning regulations to (1) Reduce the required west side yard setback from 7 feet to 5 feet. (2) Increase the maximum lot coverage from 50 percent to 54 percent

1982 ZONING ORDINANCE, AS AMENDED

Complete Review NOT conducted

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter 6 Section 16-006.008 Paragraph (6)

Chapter _____ Section _____ Paragraph _____

Thomas Otoo 9/4/2018
Plan Reviewer Date

Mary F. Turnipseed 9/4/2018
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Office of Planning

Please mark "X" next to the type of application(s) you are submitting:

Variance	X
Special Exception	
Variance & Special Exception	

55 Trinity Ave S.W.
S.W. 3350
Atlanta, GA

Date Filed Sep. 4, 2018

Application Number V-KG-261

Name of Applicant Mary Turnipseed Daytime Phone 404-310-4685

Company Name (if applicable) Mary Turnipseed Architecture email mary@maryturnipseed.com

Address 659 Auburn Ave # G-8 Atlanta GA 30312
street city state zip code

Name of Property Owner Aaron & Trupti Marshall Phone 678-478-3526

Address 674 Park Drive Atlanta GA 30306
street city state zip code

Description of Property

Address of Property 674 Park Drive Atlanta GA 30306
street city state zip code

Area: 9,474.67 SF 0.217 AC Land Lot: 53 District: 17th, Fulton County, GA.

Property is zoned: R-4, Council District: 06, Neighborhood Planning Unit (NPU): F

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

Mary F. Turnipseed
Owner or Agent for Owner (Applicant)

Mary F. Turnipseed
Print Name of Owner

Tracy Bogoevska
NOTARY PUBLIC
DeKalb County, GEORGIA
My Comm. Expires
02/19/2019

Sworn To And Subscribed Before Me This 4 Day Of Sept. 2018.

Tracy Bogoevska
NOTARY PUBLIC

SUMMARY & JUSTIFICATION FOR VARIANCES

Office of Planning

Directions: Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. The justification must address these criteria. Please submit a typewritten or legible justification.

55 Trinity Ave. S.W.
Ste. 3350

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit. YES NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor). Please provide the relevant zoning number associated with the subject property: _____.

Is the proposal subject to Inclusionary Zoning? YES NO

Summary of proposed construction changes to buildings or site (shall not replace submittal of written criteria). (Examples: "Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

Add 336 SF garage and convert deck to screened-in porch of 221 SF.
Replace concrete courtyard with Belgard permeable pavers and remove 267.28 SF of concrete driveway.

Proposed Lot Coverage (After Construction): Calculate total amount of lot coverage on entire property, after completion of proposed construction, including existing and proposed buildings and other structures; sidewalks, driveways, parking pads, patios, gravel, etc.; everything except natural planted or undisturbed areas.

5069.33 covered square feet 9,474.67 total lot square feet = 53.5% proposed lot coverage (no perm pavers)
467.67 covered square feet 9,474.67 total lot square feet = 4.9% proposed lot coverage (using perm pavers)

50 % maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria):

1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? (see attached justification)

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? (see attached justification)

3) What conditions are peculiar to this particular piece of property? (see attached justification)

4) Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. (see attached justification)

V-18-281

Aaron & Trupti Marshall

674 Park Drive, NE
Atlanta, Georgia 30306
678-478-3526
truptimarshall@yahoo.com

Office of Planning

SEP - 4 2018

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

September 4, 2018

City of Atlanta
Department of Planning and Community Development
Bureau of Planning, Current Planning Division
55 Trinity Avenue, Suite 3350
Atlanta, GA 30335

re: 674 Park Drive, NE 30306

Planning Staff:

We would like to renovate and add a garage to our home at 674 Park Drive. We plan on renovating the kitchen, converting the back deck into a screened porch with a mud room below and adding a one car garage to align with the existing house, which encroaches into the required 7' side yard setback. *Permeable pavers will be used in the courtyard.*

We request the west side yard setback be reduced from the required 7 feet to 5.0 feet, and the lot coverage to be 53.5%

Please find attached the following items in support of my request for variances.

- Variance Application
- Survey
- Proposed Site Plan
- Referral Certificate
- Proposed Floor Plans & Elevations with Existing Photographs

Our house is a one and a half story bungalow built in the 1920's and is zoned R-4 on .217 acres.

Extraordinary/Exceptional Conditions Pertaining to the Property because of its Size/Shape

The lot and the placement of the house on the lot comply with the current Zoning Ordinance in all respects except the existing west side yard setback is 4.4 at the front of the house and 5.7 feet on the east side and 4.6 feet on the west side. The placement of the house on the lot was done when the house was built in the 1920's.

We would like to minimize the land disturbance and allow for a car to turn into the new garage.

V-14-281

The Application of the Zoning Ordinance to this Property would create an Unnecessary Hardship

2018

The renovation and expansion plans have been designed with the goal of preserving ample backyard space and maintaining the historic look of the existing house.

55 Trinity Ave S.W.
(Ste. 335)
Atlanta, GA

The application of the side yard setbacks requirements would create an unnecessary hardship in that it would prevent us from expanding our home in an efficient and pragmatic manner. The inability to align with the existing house would result in a renovation that would be more difficult to construct and not as compatible with the existing style of the house and that of the adjoining properties.

Such conditions are peculiar to the particular piece of property involved

The required setback conditions and the existing encroachment of the house on the lot make renovation and additions difficult without a variance.

The Variance would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Ordinance of Atlanta

Relief, if granted, will not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. Relief, if granted, will not distract from people's use and enjoyment of adjoining and surrounding properties. The proposed construction is in harmony with construction on neighboring lots, and allows for adequate light and air. We believe the proposed construction is in keeping with the orderly evolution of this neighborhood and will promote desirable living conditions for the homeowner as well as the neighborhood.

Thank you for your consideration in this request.

Sincerely,

Aaron & Trupti Marshall
678-478-3526
truptimarshall@yahoo.com

V-18-281

Office of Planning

SEP - 4 2018

45 Tracy Ave. S.W.
Ste. 3050
Atlanta, GA



674 Park Drive

V-18281

Office of Planning

EP - 4 2018

55 Twenty Ave. S.W.
Ste. 2350
Atlanta, GA



674 Park Drive

V-114-281

AUTHORIZATION BY PROPERTY OWNER

(Required only if the person filing the application is not the owner of the property subject to the proposed application.)

Office of Planning

(Please print clearly. Must be the original document. A copy will not be accepted.)

SEP - 4 2018

I, Trupti Marshall (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 674 Park Drive (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

55 Trinity Ave. S.W.
Ste. 3250
Atlanta, GA

OWNER'S TELEPHONE NUMBER: 678-478-3526

Trupti Marshall
SIGNATURE OF OWNER

Trupti Marshall
PRINT NAME OF OWNER


NAME OF APPLICANT:

LAST NAME Turnipseed FIRST NAME Mary
ADDRESS 659 Auburn Ave NE SUITE G8
CITY Atlanta STATE GA ZIP CODE 30312

APPLICANT'S TELEPHONE NUMBER: 404-310-4685

APPLICANT'S EMAIL ADDRESS: Mary@maryturnipseed.com

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


NOTARY PUBLIC

9/4/18
DATE

JASMINE SMITH
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires July 11, 2022

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

PAID
CITY OF ATLANTA
SEP 04 2018
[Signature]
EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Application: V-18-281
Application Type: Planning/BZA/Variance/NA
Address: 674 PARK DR NE, ATLANTA, GA 30306
Owner Name: VEERASWAMY RAVI & ASHA KUMAR
Owner Address:
Application Name: 674 PARK DR NE

Receipt No.	600386					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card		\$100.00	09/04/2018	LALANG		

Owner Info.: VEERASWAMY RAVI & ASHA KUMAR

Work Description: APPLICANT SEEKS VARIANCE TO REDUCE THE REQUIRED WEST YARD SETBACK FROM 7FT TO 5FT, INCREASE THE MAXIMUM LOT COVERAGE FROM 50 PERCENT TO 54 PERCENT

SCALE 1" = 30'

0 30

LAND AREA: 0.217 AC

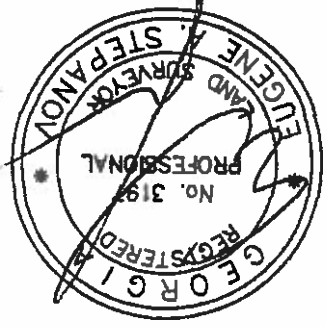
PROPERTY ADDRESS:
674 PARK DRIVE
ATLANTA, GA 30306

COORD # 20130236
DWG # 20130236

SURVEY LAND EXPRESS, INC.

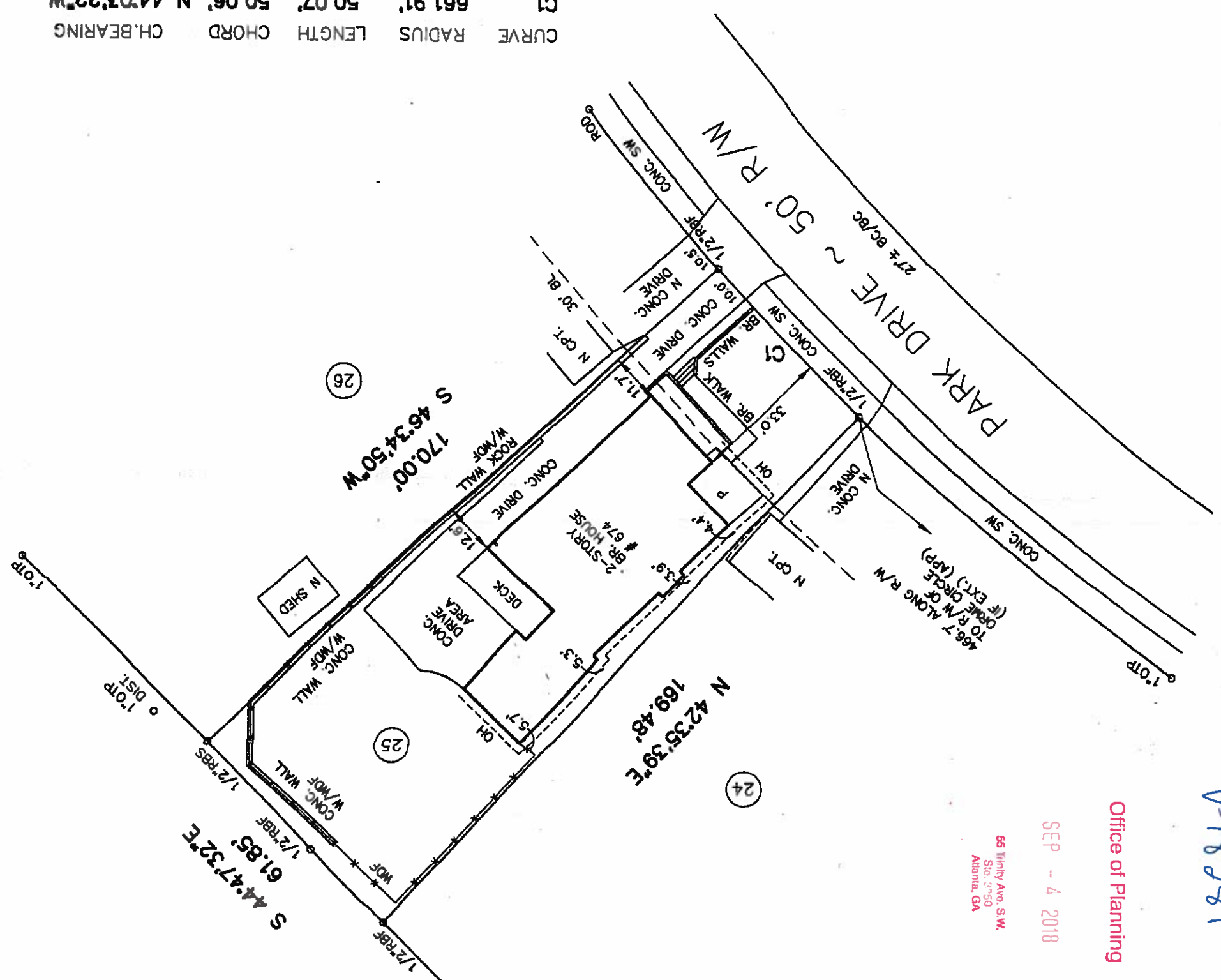
LAND SURVEYING SERVICES

70 LENOX POINT,
ATLANTA, GA 30324
FAX 404-801-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM



PLAT PREPARED FOR: AARON & TRUPTI MARSHALL	
LOT 25	BLOCK A
SUBDIVISION NORTH BOULEVARD PARK	
UNIT	
LAND LOT 53	
17TH DISTRICT	
SECTION	
FULTON COUNTY, GEORGIA	
FIELD WORK DATE MAR 07, 2013	
PRINTED/SIGNED MAR 09, 2013	
PLAT BOOK 7	'PAGE 150-151
DEED BOOK 42905	'PAGE 110
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

CH.BEARING CHORD LENGTH RADIUS CURVE C1
661.91' 50.07' 50.06' N 44°03'22"W



Office of Planning

SEP - 4 2018

65 Hinthly Ave., S.W.
Ste. 2050
Atlanta, GA

V-18281

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, OR ENTITY.

*** LEGEND ***

POB	POINT OF BEGINNING
LL	LAND LOT LINE
MM	MAN HOLE
SSL	SANITARY SEWER LINE
CO	SAN SEWER CLEANOUT
CB	CATCH BASIN
JB	JUNCTION BOX
DI	DRAINAGE INLET
YI	YARD INLET
HW	HEAD WALL
PP	POWER POLE
PW	POWER LINE
SSE	SANITARY SEWER ESMT.
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT
TB	TOP OF BANK
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONC. PIPE
APP	AS PER PLAT
APP	AS PER DEED
APR	AS PER RECORD
APF	AS PER FIELD
BC	BACK OF CURB
EB	EDGE OF PAVEMENT
EM	ELECTRIC POWER BOX
GM	GAS METER
GV	GAS VALVE
WM	WATER METER
WV	WATER VALVE
OH	OVERHANG
OU	OWNERSHIP UNCLEAR
IP	IRON PIN FOUND
IPS	IRON PIN SET
CTP	CRIMP TOP PIPE FOUND
RB	REINFORCING BAR FOUND
RBS	REINFORCING BAR SET
MAG	MAGNETIC READING IP
AI	ANGLE IRON FOUND
CP	CALCULATED POINT
-X-	FENCE
CLF	CHAIN LINK FENCE
WDF	WOOD FENCE
WRF	WIRE FENCE
WW	WET WEATHER
FC	FENCE CORNER
BL	BUILDING LINE
R/W	RIGHT-OF-WAY
PL	PROPERTY LINE
PC	PROPERTY CORNER
CL	CENTER LINE
CPT	CARPORIT
SP	SCREEN PORCH
P	PORCH
FH	FIRE HYDRANT
BR	BRICK
FR	FRAME
WD	WOOD
SM	SGN
PLAT	PLAT
DEED	DEED
D	DEED
R	RECORD
F	FIELD
N	N.BORS

